

**NORTH PARK REDEVELOPMENT
PROJECT AREA COMMITTEE (PAC)
REGULAR MEETING MINUTES**

Tuesday, October 13, 2009

San Diego National Bank (6th Floor), 3180 University Avenue, San Diego, CA
92104

Comments and PAC actions relating to items on today's agenda are noted herein.

I. ROLL CALL & INTRODUCTIONS

Meeting convened at 6:09 p.m. A quorum was established.

Robert Bauer	Present	Judi O'Boyle	Present
Stephanie Cass	Present (6:11)	Lachlan Oliver	Present
Kirsten Clemons	Present	Travis Sizer	Present
Patrick Edwards	Present (6:07)	Robert Steppke	Present
Don Leichtling	Present	Mark Stern	Present
Roger Lewis	Present	James Tinsky	Present

II. ADOPTION OF AGENDA

Motion (Leichtling/Tinsky): *Approve agenda as presented.*

Passed (10-0-0)

III. APPROVAL OF MINUTES

Motion (Leichtling/Steppke): *Accept September minutes with the following revisions: 1) On Pg. 3 Item 'D' replace the "panel members" with "non-voting stakeholder advisory group"; 2) On Pg. 4 under Item "B" replace while providing North Park with a community service; 3) On Pg 4 Item "E" replace text "thus it would not qualify for storefront improvement".*

Passed (9-0-2) Clemons & Sizer abstaining

IV. ELECTED OFFICIALS REPORT

Travis Knowles, Council District representative, deferred speaking to Council Member Gloria to be arriving later. Todd Gloria arrived (7:53) and addressed the committee. First off he thanked the PAC for it's volunteer involvement. He then addressed the city deficit noting there is an anticipated \$179 Million shortfall amounting to 1/6 of the discretionary funding allocation. Rep. Gloria noted if all the libraries were shut down the city would still be short \$80M. These deficits will require cuts in addition to the existing cuts affected in the current budget. He noted the 2010 budget discussion was opened last Wednesday and his intent in providing these numbers to emphasize the drastic nature of the status of the general fund. Rep. Gloria went on to inform the PAC that the city was spending \$103M on infrastructure improvements this year and noted that bids for construction were just let for Florida Street improvements to be completed in March as well as additional work being done in Balboa Park. Rep. Gloria noted that stimulus funds were coming in and the \$2M earmarked for green improvements will be leveraged with \$4M in private funding for Balboa Park improvements to be completed in time for the Balboa Park Legacy celebration in 2015. He then stated that legacy benefits continue to be

tough to roll back regards to pension payments, benefits, etc. Continuing further he noted that if city bankrupted some of these issue could be addressed but to file for bankruptcy, the city's debts would have to be in excess of it's assets and that's not the case. O'Boyle asked how bankruptcy would affect job creation and the city's ability to bond. Rep. Gloria stated the answer is complex and suggested that he could provide documentation but noted that while it would help with personnel cost it would not with maintenance obligations.

V. PUBLIC COMMENT

Martin Chevalier expressed his dissatisfaction with not being able to participate in the ad-hoc sub-committee for street improvements and asked the agency for clarification on when there could be outside participation and access to meeting minutes. Project Manager Lengyel stated ad-hoc committees do not have to provide meeting minutes and the committee can ask whoever they want to attend a meeting.

Connor Weir introduced himself as representing AMCAL Affordable Housing and announced they will be coming before the PAC in November. O'Boyle commented she thought it was valuable to know where we stand as a project area in relation to approved and built affordable housing projects in relation to other project areas.

VI. CHAIR'S REPORT

Clemons noted she did not have anything to report. She thanked Vice Chair O'Boyle for chairing last month.

VII. ACTION/DISCUSSION ITEMS

A. Elder Help Request for Letter of Support to City for Expansion

Elder Help requested a letter of support from the PAC be sent to the City of San Diego Real Estate Department for their expansion plans at 4069 30th Street. Leane Marchese of Elder Help reintroduced the rehabilitation/expansion project she detailed at the September meeting (September notes). She noted the project will be increasing community space on site allowing for demolition of the adult center and that they will formally ask PAC for funding of the improvements at 4069 30th St. at the November meeting. In order to release some of the CDBG funding for design which would keep the project moving, the city real estate assets department has asked Elder Help to acquire a letter of support from the PAC that would indicate it's intentions regarding funding. Real estate assets can then provide a letter to CDBG funding authority to move forward on acquiring their funding component.

Public Comment: None

Committee discussion: Edwards asked what the specific funding process for the letter was. Marchese noted Real Estate Assets needed support of the concept from the NP Park regarding the overall scale of the project with agencies moving and park space being cleared before they would send their letter of request to CDBG. Clemons asked Marchese to read the Real Estate Assets letter to the PAC to help clarify the request and project scope. Marchese complied which detailed the program being offered and the scale of the project including the other programs the move of the community space to the location being provided at the Renaissance Project. Tinsky asked what the specific action being requested was. Lengyel clarified in further detail the aspects regarding the programs in the community space at Renaissance. Leichtling suggested keeping it simple in the support of it "in concept" as the best way to move. Stern asked to verify that no commitment to any specific funding is indicated in this letter. O'Boyle noted that some of activities listed as moving are now listed in error and further asked if the \$750K to \$1M price tag being talked about included all sources such as CDBG and Project

Area, etc. Marchese said that was true and indicated they would still need to do additional fundraising. Oliver asked Chair Clemons to stipulate the action item time limits and asked how different groups will be included and incorporated.

Motion: (Leichtling/Stern): *North Park PAC to write a letter to the Real Estate Assets Department of the City supporting the concept of Elder Help expanding its foot print North Park.*

Passed (12-0-0)

B. Consolidation of 30th Street Bus Stops

George Frank representing North Park Main Street presented the details of a consolidation request of MTDB for changes on 30th Street central to the University Avenue corridor. Main Street is asking the upcoming Environmental Study for University Avenue Mobility Plan to include the movement of the south bound #2 bus stop now on the north side of University to the south side of the intersection. Frank also detailed the elimination of two bus stops further south on 30th street before Upas Street as well as the placement of a new stop at Capps on 30th. Leichtling wanted the 'study' to figure in more maintenance. Cass asked where to voice her opposition to this concept and also said she understood need to move the 30th & university stop but not the elimination of the other stops. Frank said he was hearing her opposition and noted that Main Street will be at the North Park Planning Committee meeting this coming month. Stern stated concern over MTDB 800' to 1000' desired standard between stops. Frank said currently the average is 400' on 30th St.

C. Lyric Opera SD Phase II Funding Request Formal Action

Lengyel detailed that PAC asked last month to formally respond to the Phase II portion of their earlier funding consideration request.

Public comment:

Committee discussion:

Motion: (Stern/Oliver): *Deny the Phase II funding portion of SD Lyric Opera's funding request at this time.*

Passed (11-0-0) Edwards was out of the room during the voting.

D. PAC Representative on NP Community Plan Update Advisory Committee

Lengyel noted that Bill Anderson, Planning Director, had requested the PAC revisit their initial position on having representation on the community plan update stakeholder committee. Steppke noted he had spoken with Marlon Pangilinan, (city staff), who confirmed that in addition to the Planning Committee members other non-voting stakeholders would be considered. Steppke noted, for example, that artists were not represented in the current configuration but that the PAC was being represented because two PAC members are on the Planning Committee. He further indicated the non-voting stake holders would be comprised of an additional 12-15 members. Lewis commented that two PAC members on the Planning Committee would be representing the planning committee and not specifically the interests of the PAC. Leichtling noted as only the Planning Committee members were voting and as the meetings are open to the open to public he didn't see the necessity for a PAC member. O'Boyle agreed that neither she or Steppke could fully represent the PAC given their involvement on the update committee as members of the Planning Committee. Clemons clarified that the question is whether it is important to have a PAC representative. Stern raised a concern that if either PAC member on the planning committee were to leave the planning committee the PAC would lose representation. He then stressed the need for specific

representation for the PAC. Clemons agreed that representation for PAC is needed and reminded the PAC of its prior position taken in favor of representation. Steppke noted there would be an expectation that a PAC representative would be expected to attend the bulk of the Planning meetings.

Public comment:

Committee discussion:

Motion: (Clemons/Stern): *PAC supports having a dedicated PAC representative on the North Park Community Plan Update Committee.*

Passed (12-0-0)

E. Policy Review on What is Considered for “Streetscape Improvement” Projects

Lewis gave background on prior PAC discussions that resulted in raising this issue for discussion. Stern noted there are many projects to be considered and asked if there was a mechanism that would allow the PAC to create temporary policies to consider a project where funding is not otherwise available. Sizer stated that the current funding is a ‘temporary’ chunk and asked how the overall PAC would respond if the sub-committee were to come back and ask, for example, to fix a sidewalk in some section of a street; would the PAC consider maintenance projects usually the responsibility of the city’s general fund? Bauer supported infrastructure repair as part of the work against blighting and as city doesn’t have general funds he suggested the PAC should consider sidewalks. Leichtling again requested making all ad-hoc committees standing committees. Stern asked redevelopment staff if Project Area can fund sidewalk repairs. Lengyel stated the operative word was ‘improvements’ not ‘maintenance’. Clemons clarified this discussion as being different from the sub-committees task. Lewis stated it was clear if projects were determined to be maintenance as opposed to actual improvements or enhancements. Stern then asked about a formal definition of ‘improvement’. Steppke said sidewalk where that did not exist before is improvement and that redoing existing sidewalk is maintenance. Leichtling reiterated his support for making Steppke’s definition of maintenance and improvements. Clemons noted that funding options are stipulated in state law. Stern noted again there are many different definitions of improvements we are hearing. Clemons called an end to the discussion.

F. Free NP Garage Parking and Shuttle Service for “December Nights”

Lengyel noted Dec 4th & 5th are “December Nights” in Balboa Park and noted the city is asking again for project area funding to subsidize free parking in the parking structure and further noted the city was looking at establishing a shuttle service to and from garage.

Public comment:

Committee discussion: Edwards noted the Main Street is in support of this initiative. Oliver asked what the parking count was last year and if it would be well publicized. Lengyel noted the no numbers were available as the request came late and also that word did not get out well in advance. Sizer asked if the idea of having local stores advertise was an option. O’Boyle asked if project area was being asked to subsidize the shuttle. Lengyel said no. Oliver suggested users of shuttle should show their garage parking stub to insure they are parking in the garage. O’Boyle supported idea of requiring parking. Clemons and Lewis noted we should be supporting those choosing to walk to garage to catch the shuttle as a way of keeping cars off street. Lewis noted that the PAC should not be trying to influence the use, or interpret the intent, of the city funded shuttle’s purpose.

Motion: (Edwards/Leichtling): *PAC supports free parking in the structure and related shuttle service to December Nights.*

Passed (12-0-0)

VIII. SUB-COMMITTEE/LIAISON REPORTS

A. Maintenance Assessment District (MAD)

Steppke reported the \$17.8K remains for tree trimming although the number of trees still needing to be trimmed will put cost over \$25K. The MAD will have a discussion next month on re-balloting the MAD. He also noted he discussed last month the “A” and “B” list for tree maintenance and that approximately \$658 a month is allocated for group “A” and \$612 per month for ‘B’ for watering. Steppke said the MAD is still waiting for legal description of MAD.

B. Project Area Improvements

Sizer noted nothing new to report.

C. Birch NP Theater Improvements

Lengyel reported the loan documents had been drafted and LOSD has reviewed them as well as the funding bank. Request will be going to council on Nov 17th.

D. North Park Community Plan Update

(Bypassed)

E. Green/Sustainability Initiatives

Tinsky reported that goals and objectives have been defined and the evaluation framework has been defined and that the sub-committee has met with Main Street to see where we might collaborate.

IX. STAFF REPORTS/PROJECT UPDATES

A. Update on loss of taxable bond revenues on PAC budget and Implementation Plan

Lengyel provided a handout regarding the State’s “ERAF” funding take and noted that PAC Capital Projects funding has improved modestly, noting \$5.5 M likely to consider for projects, but less if Boulevard request is approved. O’Boyle raised a question regarding whether the city will have to pay back some HUD funding and noted that the mayor has indicated it might be paid back from project area funds. Lengyel noted city had lent the Project Area for some block grant funds and that HUD told city that it needed to be paid back. He explained that as funds were lent to Project Area, the Project Area is liable to pay it back. Lengyel provide the monthly project update sheet (included with notes). Lengyel also noted the approval of Mini-park funding was being pushed to October 27th Council meeting. Knowles, (CD3), reiterated Rep. Gloria’s request for the public to contact other council members to urge them to pass this funding request.

B. Parking garage and surface lot improvements

Rosenthal of the agency passed around new fliers advertising the parking garage. She indicated that new lit signage in form of backlit lighting would be installed soon over the entrance to garage. She noted the garage artist has art that would work well in the frame over opening so the agency will coordinate with the sign company regarding what's possible. Tinsky asked about a completion date. Rosenthal said it is not known yet but could occur by the first of the year. Rosenthal reported on further on the art project noting the agency has gotten legal remarks back from attorney and Thornley, the artist, will be in to discuss details with agency in next couple of weeks.

C. NP Mini-Park streetscape improvements

See above.

D. Community Plan Update Blight Analysis

(See project update sheet).

(Note: 8:05 Leichtling left the meeting)

E. Other:

X. REQUESTS FOR NEXT AGENDA

- A. Main Street request free public parking for Toyland Parade
- B. MCAL affordable housing funding request
- C. Elder help
- D. Store Front Improvement program
- E. Discuss whether to hold a PAC December meeting
- F. Green sub-committee funding request.

XI. ADJOURNMENT

Motion (Cass/Steppke): *To adjourn at 8:07 pm.*

Passed (11-0-0)